

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, January 22, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, P. Kochenburger,

B. Ryan, G. Zimmer

Members absent: B. Gardner, P. Plante

Alternates present: M. Beal, L. Lombard, B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:25 p.m. Alternates Pociask and Beal were appointed to act.

Favretti noted that he will be adding to the agenda under Old Business Item #4, Wildrose Estates, Lot 29, 11 Blake Lane, B.A.E. revision, File #1113-3.

Minutes: 1/7/08- Holt MOVED, Hall seconded, to approve the 1/7/08 minutes as corrected. MOTION PASSED with all in favor except Ryan who disqualified herself.

Scheduled Business:

Zoning Agent's Report

Hirsch noted that no activity has taken place at the Hall site, and none is expected until the spring. Hirsch detailed the minor modification that he and the Chairman approved for the Reynolds School that was necessary due to a building code change.

Old Business:

1. Consideration of Action: Paideia Amphitheatre Modification Request, File #1049-7 Item delayed to end of meeting, to await the arrival of the applicant.

2. Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266

Item tabled, awaiting IWA decision.

3. Request for Site/Use Modifications, 1029 Storrs Rd. (Stix 'n' Stones LLC, applicant/P. Hammer, owner) File #727

Item tabled, awaiting supplemental information from the applicant.

4. Request for B.A.E. Revision, Lot 29, Wild Rose Estates Phase II, 11 Blake Lane File# 1113-3

Padick summarized his memo stating that the neighbor closest to the property has indicated that there are no concerns with the proposed revision to the B.A.E. for lot 29. Holt MOVED, Hall seconded, that the Planning and Zoning Commission approve a Building Area Envelope revision for Lot 29 (11 Blake Lane) in the Wild Rose Estates Phase II subdivision as proposed in a 12/19/07 modification request from Shawn Santasiere. MOTION PASSED UNANIMOUSLY.

New Business:

1. Request to Modify Lot 5, Mulberry East Subdivision, PZC File #1225
Padick noted that the applicant has withdrawn this application. After discussing conservation easement issues, members asked that Padick request that the Tax Assessor consider lowering evaluations for conservation easement areas.
2. Update: Strategic Planning Process (Vision Fair/Open House comments attached)
Padick briefed the Commission.

Reports of Officers and Committees: Favretti noted a Regulatory Review Committee Meeting, January 23, 2008 at 1:30 in Room B.

Communications and Bills: Items were noted.

Presentation/Discussion:

Request for Site Modification, Paideia Amphitheatre Project, 28 Dog Lane, File # 1049-7
Chairman Favretti noted that this is not a formal Public Hearing. Zimmer and Pociask disqualified themselves. Noted were a 12-7-07 modification request from Elias Tomazos, President of Hellenic Society Paideia; a 1-17-07 memo from G. Meitzler, Assistant Town Engineer; a 1-17-07 memo from J. Jackman, Deputy Chief/Fire Marshal; and a 1-17-08 memo from G. Padick, Director of Planning.

Elias Tomazos, President of Hellenic Society Paideia, reviewed his 12-7-07 request for modification, explaining in detail the requested changes. He emphasized that this modification is only for the Amphitheatre section of the building, not the adjoining building. He stated that he was unaware that he was required to seek approval for the shift in the building, adding that the footprint remains the same but has been rotated.

Suzanne Bansal, 67 Willowbrook Road, read and submitted into the record a 1-22-08 letter reviewing her list of concerns. She would like to see a scale model of the whole project.

Kristin Schwab, 85 Willowbrook Road, shares some of the same concerns as S. Bansal, and also expressed concern with regard to the project timeline, stating that she doesn't want to see it drag out. Kochenburger questioned Schwab about the new proposal. She stated that the rotation of the structure may be better for the neighborhood aesthetically, but she is not sure about its effect acoustically.

Question was raised by Bansal regarding the quality of the concrete used in the structure. Hirsch noted that the concrete was tested by an independent company and copies of the reports were sent to the Building Official to be verified.

Commission members were concerned that the plans were incomplete. They requested that Mr. Tomazos present plans showing the exact footprint and elevations of the proposed adjoining building to the west of the theatre, and its connections to the existing building and parking areas. Tomazos agreed to submit plans.

Adjournment: Favretti declared the meeting adjourned at 8:37 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary